150 HOUSES FOR SALE

HARRY FOSTER LTD.
Opposite "The Bay"
1732 DOUGLAS ST. EV 2-2101

$2000 DOWN
$68 PER MONTH

A MARIGOLD BEAUTY, 9 years old. Full high basement. A large living room, 3 bedrooms—all floors in a beautiful polished shape. Modern tiled cabinet kitchen. Immediate possession. $2,000 down, $68 per month.
Full price $8950
Please call
Art Yells, EV 2-2101, res. EV 3-5039; C. Vining, EV 2-2101, res. GR 9-3786

DRIVE BY
"496 OBED AVE."

Three-room home with full basement, in an excellent location with bus at the door. Excellent lot with fruit trees, separate garage; connected to sewer. Immediate possession. $1,750 to handle. FULL PRICE $6300
Drive by.
Call Herb Hodgson, EV 2-2101, res. GR 9-2114

NHA 5 ROOMS
FULL BASEMENT
OIL-O-MATIC

Lovely 3-year-old home in the Glanford area. First time on the market, this home is immaculate inside and out. Through-hall floor plan has 17x13' living room, dining room, smart cabinet kitchen with dining area, 2 good bedrooms. Full high basement with drive-in garage. Wired for washer and dryer. Not a penny to spend inside or out. NHA loan of $6,100, payable at $74.50 per month incl principal, interest at 5½% and taxes.
FULL PRICE $11,950
Exclusive with Herb Hodgson, EV 2-2101, res. GR 9-2114

UPLANDS
(Exclusive Listing)

This beautiful architect designed modern TUDOR is being offered for sale for the first time. On the ground floor there is a large living room with fireplace, den with fireplace, family-size dining room, cab elec kitchen, utility room, bedroom and 4-pc bathroom. Upstairs there are three bedrooms and 4-pc bathroom. In addition the master bedroom has a 3-pc bathroom. The planning is exceptionally good with authentic Tudor features that give character and charm to both the exterior and interior. This home can be viewed by appointment only through Mr. Yells, EV 2-2101, res. EV 3-5039.

"SPECTACULAR VIEW"

Trees, open spaces, miraculous views over Portage Inlet waters, charm and seclusion — all these can be yours. You will feel at home at once when you move into this lovely stucco bungalow on Glenairley Drive, View Royal. Large living room 18x16, with brick fireplace, 9x9 dining room, 3 large bedrooms, cabinet electric kitchen and utility, which can be used as a third bedroom. Attached drive-in garage with up-and-over doors. Oil perimeter heating. THIS HOME WAS SPECIALLY DESIGNED FOR A WHEEL-CHAIR INVALID AND HAS NO STAIRS.
FULL PRICE $11,500
WITH $1,500 DOWN
CALL ERIC A. MACFADYEN AT ONCE.
NORTHWESTERN SECURITIES OF VICTORIA LTD.
EV 5-6741 24-HR SERVICE

VALUE VALUE
1 ACRE

It is very seldom that we have an opportunity to offer a nice 2-bedroom home on an acre of land with good soil in around the 4-mile circle, on such easy terms. Situated on a no-thru street in a semi-secluded area and yet not too far to transportation. It is a well-built and smart white bungalow, the interior is in a spotless condition, neat, warm and cosy, and indeed a pleasure to show. Full price with $1,500 down and $60 a month at only $6,400. The first person to see it will want it, so call GEORGE CHAN now at EV 5-6741 or EV 2-9416. Northwestern Securities of Victoria Ltd.

NEW
THREE-BEDROOM
NHA-BUILT
HOMES

Nicely located in various areas and in various stages of construction, these three-bedroom homes all offer full basements, oil heat, drive-in garages, dining area in kitchen and dining rooms. Here are the areas you have to choose from:
RICHMOND - MOUNT TOLMIE
HIGH COOK STREET
OAKLANDS AND
ESQUIMALT
Priced from $13,600 to $13,950
For more information call Leonard Thomas at Douglas Hawkes & Co., 817A Fort St. EV 4-7128 (Res., EV 3-5685)

TODAY'S BEST BUY

Modern five-room stucco home, extra basement room, oil heat to all rooms, double garage, all services, very attractive and with character. Reasonable taxes, $185 less $28 (1958 net $157). Level high ground location. Priced right at $11,300. Clear title or terms to suit within reason.
ALSO
4.7 acres on North Douglas Street $8,200
Modern duplex basement $22,000.
F. Marconi, EV 2-8111; EV 4-6625
CANADA TRUST

BY OWNER
OAK BAY

3-Bedroom N.H.A. bungalow near Carnarvon Park. Full basement and garage. G.E. oil heat. Extra large living room, dining room, kitchen. Finished nicely. Current P.I.T. $83. Cash to mortgage or terms might be arranged. Phone EV 5-3216.

CITY — 5-ROOM BUNGALOW near the sea. Large kitchen, 3-pce bathroom, utility room, living room and 3 bedrooms. Excellent condition, cheap taxes and only $1,500 down, $6,950. Mr. Laing, EV 5-8306. A Carmichael & Co., EV 4-7141.

NEAT STUCCO BUNGALOW, living room with heatilator fireplace, 2 bedrooms, kitchen, dinette, 4-piece bathroom. Separate garage with storage. Lot 50'x111'. Good soil. Cash to mortgage, $79.50. EV 3-0585 after 10 a.m. No agents please.

FAIRFIELD
Charming white stucco bungalow, 8 years old, close to sea. Very large rooms, oak floors. Owner moving to mainland. $2,500 down. Full price $11,800. Phone J. Pearson, eves., EV 2-9797. Island Investment Co., EV 4-7146.

SELF-CONTAINED UP-AND-DOWN duplex; separate meters and plumbing; 2 BR and 1 BR suites. Oak Bay Ave. $1,500 down. Full price $8,950. Exclusive with J. Moore, EV 2-3646. Frank A. Martin Agencies Ltd.

CEDAR HILL
7-room, oil-heated, stucco semi-bung. on sewer. Lge LR, full DR, elec kit and nook. Playroom. Several fruit trees. Terms, $13,700. Owner, phone EV 3-7930.

OAK BAY—$1,500 DOWN
New bungalow, no steps, 4 large rooms, oak floors, fireplace, oil heat, carport, $10,500, less for cash. Owner-builder. EV 2-6533.

ONE YEAR OLD. 1,280 SQ. FT., 3 bedrooms full basement, oil heat, Mt. Tolmie district. GR 7-6643.

150 HOUSES FOR SALE

DUPLEX
$17,495

Here we have for the first time on the market an immaculate NHA-built duplex, situated on lovely high grounds only five minutes from town. This outstanding property is the last word in comfort and convenience, and a new owner will not have to spend a penny on it. 30 days possession, and tenants in the second suite will stay on if suitable. We will be pleased to arrange an appointment for you at your convenience.
Exclusive Listing
H. D. Johnstone,
EV 5-8701 (24-hr. service)

DRIVE-BY
$6900

This is an older-type three-bedroom family home located at 1706 Emerson Street, only a few minutes from the Jubilee Hospital, buses and stores. Drive by but please do not disturb the tenants. We will be pleased to arrange an appointment to view.
Exclusive Listing
M. R. Morey or H. D. Johnstone,
EV 5-8701 (24-hr. service)

"ATTENTION" "ARMY - NAVY"

If you need a 3-BR home, 25 ft living room, full basement, large landscaped grounds, then see this completely modernized older home. Full price $10,400
Dial Mrs. V. Roberts, EV 5-8701 or EV 2-1988

BUILD NOW
$1500

Down you can build a 3-bedroom, full basement NHA bungalow, oil heating, drive-in garage or carport. We have 6 city sewered lots plus 16 lots in Gordon Head to choose from.
Total contract price $13,975
For further information please contact Orv Twamley, EV 5-8701 anytime

MOREY & JOHNSTONE
Real Estate 3244 Douglas St.

$950 DOWN $950

Three bedrooms on one floor, Pembroke bath, new wiring, new roof, older home at 1255 Johnson Street. Very warm and comfortable modern kitchen. Payments only $65 per month. Do not disturb occupants. Call Mr. MacFarlane, EV 5-3236.

OAK BAY CHARM
A Gardener's Paradise

In a setting of lawns, trees, we offer this gracious home featuring lge formal DR, 3 bedrms, modern kitchen with sunroom off. Full basement, pckge oil heat, drive-in garage. Best oak floors, wall-to-wall broadloom in master bedroom. Everything in first class condition. Will trade for a small home in Oak Bay near shopping centre. A must see at $16,200
Call Mr. C. E. Pullan at EV 5-3236

DAVID R. McADAMS
Real Estate
1205 Broad St.

BRENTWOOD

6 acres, rough land, 3-room home, drilled well.
Terms $4500
Good 6-room home near the sea on (approx.) 2 acres. Commercial property.
Price $13,000
Nearly new N.H.A. home, fully modern, fireplace in basement, Oil-O-Matic heat. 1½ acres, city water.
Price $14,750
4-room home, close to sea, propane furnace and range, attached garage.
Terms $6500
See Brentwood Properties
7183 West Saanich Road
Phone Keating 233

JOHNSTON'S
ESTABLISHED 1908
1306 BROAD ST. EV 5-2471

OAK BAY
SEA FRONT

Charm seclusion and a sheltered beach are only a few of the features of this unique 3-bedroom Cape Cod home. AN EXCLUSIVE LISTING. For further particulars and appointment to view please call MISS COURTNALL, EV 5-7543.

BUILD NHA
No Down Payment?
Own Your Lot?
Equity in Home?

We have a number of reputable builders ready to start your new home with a choice of plans and lots available. Also many homes now under construction in all areas. For further information call E. J. Butler, EV 4-7128, eves. EV 5-1232. Douglas Hawkes & Co., 817 A Fort Street.

REVENUE
Two-bedroom suite for owner, plus $125 income. Good location. Large lot. Oil heat. For further information call Doreen Carrias, GR 7-2432. Island Investment Co. EV 4-7146.

ATTRACTIVE, NO BASEMENT, two-bedroom stucco bungalow. Large living room and cabinet kitchen. 3-piece bath. Large utility room and carport. Close to schools and transportation. 215 Sims Ave. EV 2-5865. No agents.

BUNGALOW WITH 2 BEDROOMS, living room, kitchen-dining room, bathroom, carport and storage. Nice, neat and secluded on one acre with trees. Just past Glen Lake. $1,000 down. GR 3-1975.

THETIS LAKE AREA. $1,500 down, full price $10,900. Six-room bungalow, oil heat, utility, basement. Beautiful view. Approximately one acre. For particulars phone GR 8-3636.

TRY THESE
Two 3-bedroom homes going for only $1,220 and $1,910 down. For further particulars call G. Seright, EV 5-6741 or GR 7-3673. Northwestern Securities of Victoria Ltd.

BUILDING A HOUSE IS NO problem. Call us anytime to discuss things or ask your agent to see us. Most reasonable guarantee. Many plans to choose from. Kasapi Constr. Co. Ltd. Ph. EV 5-5614.

PRIVATE SALE — 2-YEAR-OLD fully-modern 3-bedroom bungalow, 1,340 square feet. Large landscaped lot, 60x170. Choice location near Rockland. $17,000. 1277 Revercomb Place. EV 2-6772.

FINE OLD FAIRFIELD FAMILY home, 7 rooms, full basement on quiet street—near transportation and stores. Full price with terms $9,950. J. H. Ford, EV 5-3411, Larry Wagner, Ker & Stephenson Ltd.

OAK BAY — THREE-BEDROOM, stucco bungalow, choice location. For more information and to view call Glen Robertson, EV 4-0833, EV 4-9308, Taylor Spittal Ltd.

DUPLEX AT LANGFORD, REVENUE $90. $1,000 down, balance $3,700 at $50 a month, 757-759 Goldstream. Phone Youbou 532 or write C. B. Lee, General Delivery, Youbou, B.C.

3 BEDROOMS, OLDER HOME, modernized inside, full basement, Oil-O-Matic furnace, rewired. Full price $11,800. Cash to mortgage. No agents. EV 3-8107.

4 BEDROOMS, FAIRFIELD, double plumbing, large rumpus room, 2 years old. $15,500. Owner, EV 3-6598.

FAIRFIELD
5-room bungalow, rumpus room, garage, Oil-O-Matic heat. Nice corner owner, $13,000 net. EV 3-0327.

150 HOUSES FOR SALE

TAYLOR SPITTAL
821 PORT STREET EV 4-9308
YOUR PROTECTION
IS OUR PROFESSION

NHA
3 BEDROOMS
Full Basement
Oil Heat
Drive-In
Garage
AS LOW AS
$500 DOWN

For further information please call Roy Green or Steve Stephens, EV 4-9755 anytime

Country Atmosphere
CITY CONVENIENCES

You should see this lovely 2-bedrm home in its suburban setting. There is a large living room and family kitchen, full basement plus a separate garage and extra lot. Property is all fenced and in garden. All this for only $11,500
For appointment to view phone S. Stephens or Roy Green, EV 4-9755 anytime.

HILLSIDE

Large 3-bedroom home in nice location. Large cabinet kitchen, full cement basement. A good solid family home over 1,200 sq. ft. of living space. Terms, offers.
Full price $8500
Call Bert Ralph EV 3-8944, EV 4-9308.

ROCKLAND AREA
SEA VIEW

Planned by one of Victoria's outstanding architects, we offer for sale this estate type of property. Located on a lot 80x200, the grounds are well landscaped and with an unrestricted sea view. There is a wide through hall; there are No. 1 oak floors in living room and dining room. The living room is very large, tiled fireplace, dining room 20x13; large kitchen and eating space. The main bedroom with large cupboards is 13x15. Upstairs there is 643 feet of floor space, 3-pce. bathroom and 2 large bedrooms. On the main floor there is nearly 1,300 square feet. The house is very well decorated, there is a full basement, drive-in garage, hot-water automatic oil heating.
Full price $18,900
Contact ED SAUNDERS, EV 5-6741
Northwestern Securities of Victoria Ltd.

ESQUIMALT
3 BEDROOMS
NEW N.H.A.
THREE ONLY

3-bedroom basement home to be built in the Esquimalt district. For further information call E. J. Butler, EV 4-7128, Res. EV 5-1232. Douglas Hawkes & Co., 817A Fort Street.

LAKE HILL

1 acre.
Stucco bungalow.
3 years old.
1,600 sq. ft. (1 floor).
3 bedrooms (17x13).
Large dining rm.
Full high bsmnt.
Oil heat.
Bargain
at $17 950
L. H. Rands, EV 3-4117; Res., EV 2-8980.
LEACH AND SPARKS

TRAILER PARK
FULL CASH
PRICE $1750
Priced for quick sale due to illness. There are spaces for two living trailers now complete and a third nearly finished. It is possible to put up to seven trailers or three trailers and a house on this property. For more information call Leonard Thomas at Douglas Hawkes & Co. 817A Fort St. Phone EV 4-7128; res. EV 3-5685.

BEYOND COMPARISON

Outstanding three-bedroom home with sea view. New, built by a master craftsman in a wonderful neighborhood. See this NOW or wait years for the next one. Call R. Newton-White, D. Hawkes & Co., 817 A Fort St., EV 4-7128; res. EV 2-0370.

NEW STUCCO BUNGALOW

Only five months old. If you desire a neat little 2-bedroom home with a good-sized living room, cabinet kitchen wired for range, plus utility, no steps, for $2,000 down, then phone JOHN A. FIDLER at EV 5-6741 or EV 2-2223. Northwestern Securities of Victoria Ltd.

HOMES FROM
$12,500 - $22,500

3 to 5 bedrms, rumpus room with FP, bar, dbl plumb. OPEN FOR INSPECTION 12-5 P.M. SUNDAYS. 3403 HENDERSON. CONTACT ROSENTHAL CONSTRUCTION EV 4-3463

BARGAIN HUNTER
WITH BIG FAMILY
Or potential revenue, 8 rooms, 2-storey home in good location, close to everything. Extra lot, $1,500 down, full price $7,900.
Please call TED CHARTRES, EV 5-6741 or EV 5-5568. Northwestern Securities of Victoria Ltd.

MUST SELL SMALL COTTAGE, Obed Ave. $3,490. $700 down, $40 a month, includes oil range, Venetian blinds. On sewer. Owner, GR 8-3393.

TWO-YEAR-OLD 3-BEDROOM, stucco, VLA home; 1.83 acres, 5-mile circle; immediate possession. Phone GR 7-2967.

GORDON HEAD SEA VIEW—New, 3 bedrooms, basement, oil heat. Large mortgage; terms, price $17,500. Victoria Press, Box 1688.

OAK BAY, 3-BEDROOM HOME, rumpus room with fireplace, dble plumb. By owner, 3363 Henderson.

ONE YEAR OLD, THREE BEDROOMS, full basement, oil heat. Near schools. $2,800 down. EV 3-9448.

OAK BAY SOUTH, 937 RYNG, 5 rooms and utility, HW auto oil. Owner, EV 5-8310.

QUICK SALE, HIGH QUADRA, 2 bedrooms, full basement, oil heat. EV 2-9282 after 5 p.m.

MODERN STUCCO HOUSE, 4 rooms, Fairfield. Near park and sea. No agents. EV 3-8048.

OAK BAY, 3-BEDROOM HOME, 1 year old. Many extra features. EV 4-8820.

FOUR-ROOM HOME IN VICTORIA West, $4,200 cash. EV 3-5123.

ANYTHING
YOU DON'T NEED SELL IT FOR CASH THROUGH CLASSIFIED ADS.

151 COUNTRY HOMES AND PROPERTIES

LANGFORD AND COLWOOD

IF you are looking for a moderate-price home in a desirable location a few miles from town see us, as we have several new bungalows ready for immediate occupation right now. Price range $7,500 to $10,500 and reasonable terms can be arranged.

IF you have around $1,500 to put down, we have several brand new four-room bungalows all in nice convenient locations at prices hard to equal, $6,750 and $7,250. City light and water of course.

IF you are looking for a real nice building lot we sure have them and with low down payment.

YOU'LL DO BETTER AT LANGFORD

GRANT & JENKINS
Real Estate and Insurance, Ltd.,
Langford, B.C.
Office GR 8-1729, res. GR 8-2508 or GR 8-3619
Open all day Saturday.

REVENUE — 1.7 ACRES

Retire in lovely country setting—one 2-bedrm modern stucco bung; also 3-bedrm full modern bung, large LR with FP, wired for range, cab kitchen, bsmt, hot-air furnace. Property nicely fenced. Stream runs by main bungalow. Income $102 per mo, will pay for this country estate. $2,900 down.
FULL PRICE reduced to $12,500
for quick sale. Please call Mr. Houston, EV 5-3435; res. EV 5-6476.

P. R. BROWN & SONS LIMITED
1112 Broad Street, Victoria, B.C.

SAANICHTON
$8100
OR MAKE OFFER

Six-room bungalow, basement, furnace, chicken house, 300 birds, registered water supply, cherry trees, apples, plums, peaches, small fruits, ¾ acre of land, some trees. The present owner is leaving March 1. Will consider a reasonable offer. Taxes low.
Mr. Randall, Eves. EV 2-5447

GEORGE RANDALL LTD.
1309 Douglas St. Phone EV 4-8109

250 ACRES

3-bedroom modern home with full cement basement and AUTOMATIC OIL HEAT. Lots of water (40 gal. pressure pump). TROUT STREAM, 15 miles from town.
Full price $16,000
with terms
All particulars from Alex MacLean, EV 3-8413 or eves. EV 3-7243

FRASER BISCOE, 730 PANDORA AVENUE

WANTED, WATERFRONT LOT or cottage at Shawnigan Lake. GR 7-1851.

152 APARTMENTS FOR SALE

OWN YOUR OWN SUITE. FIVE-room co-op apartment, extra-large rooms. Youngstown kitchen, built-in features, some wall-to-wall carpet. Panoramic sea views. Elevator, janitor service, low maintenance. Owner, EV 2-5796.

153 WANTED TO BUY —HOUSES

WANTED
1 TO 2½ ACRES

with 2 or 3-bedroom homes. For immediate attention phone HARRY HOBSON, EV 5-6741 or EV 2-7828. Northwestern Securities of Victoria Ltd.

Do You Really Want to Sell?

If so, give me a call. I have clients for 2 and 3-bedroom homes. Your home may be the one they want. Give me a call.
Allen Vizard, EV 5-2458.
BYRON PRICE REALTORS

WANTED
SOOKE TO SIDNEY
Property on or near the water where my retiring client can raise his pet dogs and do a little fishing. Minor repairs to house acceptable. Please call JIM GOLBY for courteous service. Northwestern Securities of Victoria Ltd. EV 5-6741 anytime.

"WANTED"

I have a client who will pay up to $7,000 cash for an older-type home in any location. If you are anxious to sell dial HOMER M. SMITH, EV 5-6741 or GR 7-1951. Northwestern Securities of Victoria Ltd.

WANTED

2 Small houses under $7,000 in good rental area for CASH investment buyer. Minor repairs acceptable JIM GOLBY, Northwestern Securities of Victoria Ltd. EV 5-6741 (24-hour service).

HAVE YOU

A bungalow with basement suite or a duplex that $6,000 down will handle? For quick action call Roy McGillivray, Western Homes Ltd., EV 2-2157 or eves. GR 9-1804.

WANTED

Substantial older-type home, 3 or 4 bedrooms, in Oak Bay, Fairfield or High Quadra, up to $16,000 value. Please call Roy McGillivray, Western Homes Ltd., EV 2-2157, or eves. GR 9-1804.

$17,000 CASH

For 5 or 6-room bungalow, Willows Area. Call Mr. Stretch at EV 5-6741 or EV 3-7036. Northwestern Securities of Victoria Ltd.

TO SELL YOUR HOME, YOUR apt., duplex or farm, list with the sales staff of George Randall, Ltd. A steady clientele of genuine buyers for what you have to sell. Phone EV 4-8109.

DUPLEX WANTED
My client has just sold and has cash. Here's a chance of a quick sale for you. Please call Fred Campbell, phone EV 2-2101; Res., EV 4-5572. HARRY FOSTER LTD.

WANTED
3 or 4-bedrm bsmt home in Oak Bay or Fairfield, up to $16,000. Carl Phipps, EV 5-1797 evenings. Capital City Realty, EV 4-1922.

CASH CLIENT FOR 2 OR 3-bedroom house Esquimalt, Oak Bay any good district. David R. McAdams Real Estate, 1205 Broad St., EV 5-2236

WANTED—COMPACT 2-BEDROOM home with bsmt, oil heat, $6,000-$8,000. Down payment $5,000. Mr. Holland of Swinerton's, EV 3-7182, EV 4-7639.

ALL CASH FOR ATTRACTIVE 3-bedroom or larger home, Fairfield, Quadra, Oak Bay or Uplands. Miss Luciani, EV 4-5022, EV 3-6028. The City Brokerage, 1018 Blanshard.

HOUSE, IN GOOD CONDITION; near bus, 1 to 3-mile circle; part or all cash; all particulars; no agents. Victoria Press, Box 837.

TWO-BEDROOM BUNGALOW, OIL heat, garage, small lot. Prefer Oak Bay. Around $10,000. Victoria Press, Box 847.

FOR CASH—WATERFRONT; LIVE view essential; $15,000-$25,000. Victoria Press, Box 844.

YOUNG COUPLE LOOKING FOR a small home. No agents. Phone GR 9-3392.

3-BEDROOM HOME ON ONE floor, full basement, with outside garage. Close to schools. EV 5-4874.

2-BEDROOM HOUSE, VICINITY of park, for cash. Particulars and price. Victoria Press, Box 1825.

153 WANTED TO BUY —HOUSES

RETIRED COUPLE

NOW LIVING in auto court, wants immediately, 2-bedroom bungalow with or without basement, up to $13,000. Can pay $4,000 to $5,000 down.
Call Jack Middleton, EV 4-8124; eves. GR 9-4327.

TO FAIRFIELD HOME OWNERS

If you wish to sell your home, why not let a Fairfield resident who knows the district and surrounding property values help you? My advice and services are at your request.
Mr. Simpson, 1407 Fairfield Road, EV 5-7369.

PEMBERTON, HOLMES, LTD.
EV 4-8124

PHONE
R. E. HILLS
P. R. BROWN & SONS LTD.
1112 BROAD ST.
ESTABLISHED 1900
If you have a small home for sale.
Are you in difficulty?
Have you a problem?
We may be able to help you.
WANTED
FOR PRAIRIE CLIENT
Small acreage
Farm
Duplex
or
What have you.
Let us see your property.
You make the final decision.
PHONE NOW!
R. E. Hills, EV 5-3435, res. EV 3-8918

Wanted In OAK BAY For $24,000 Cash

Professional man requires attractive home with at least 3 bedrooms (also den if possible, but not essential); not more than 25 years old; absolutely MUST have full basement and two baths (or one bath plus washroom in basement). Possession now, or in 2-3 months could be arranged if preferred. Call Mrs. Fulton, EV 3-1953, The City Brokerage.

"I SELL 'EM"
TRUST YOUR LISTING WITH "CARL" FOR BEST RESULTS
PHONE "CARL BAIRD"
EV 4-0483 anytime.
Office EV 2-4312.
DICKIE & CO. REALTY
893 FORT STREET

UPLANDS

My client desires home with at least 4 bedrooms, 3 bathrooms, large living room, dining room, den, full basement, oil heat, 2-car garage. If you wish to sell, please call.

DUPLEX

My client desires modern side-by-side duplex, no basement, 4 rooms each side. Large living room, picture window, hardwood floors, oil heat, sea view. Please call Sidney Cole, EV 3-4775 or EV 5-2471, Johnston & Co. Ltd.

WANTED FOR CASH

In Oak Bay, 2-bedrm bung with LR, separate DR, elec kit, small garden, no basement, urgent. Call P. G. Jackson, EV 2-5104 anytime, Hicks Realty Limited.

FARM WANTED

Poultry farm with up to $5,000 down payment. Also small acreage in Sooke or Metchosin area. Mrs. McKeage, EV 2-5104 anytime. Hicks Realty Limited.

I NEED
4-BEDROOM HOME PLUS SELF-CONTAINED SUITE OR
DUPLEX
Ted Kergin, EV 2-8117; eves. EV 4-1582.
Newstead Realty, 766 Fort St.

RAILROAD EXECUTIVE

JUST FINISHED 35 YEARS SERVICE WITH RAILROAD AND MOVING TO VICTORIA. NEED 2-BEDROOM BASEMENT HOME IN NICE AREA. CALL MY AGENT, MR. W. L. KORPAN, AT WESTERN HOMES LTD., EV 2-2157, OR RES. EV 3-2302.

I NEED
4-BEDROOM HOME PLUS SELF-CONTAINED SUITE OR
DUPLEX
Ted Kergin, EV 2-8117; eves. EV 4-1582.
Newstead Realty, 766 Fort St.

CLIENT

with $9,000 cash wants home in good district. Needs 3 bedrooms and would prefer oil heat. If your home meets these requirements call Sam Paterson and Gordon Marshall at EV 5-2458.
Byron Price Realtors

IT'S A MUST

My client must have a larger home and is willing to use the cash he receives from sale of his own home to purchase a 4-bedroom home in the country. You can sell your 5-acre farm for near cash if you act now, for my client must buy within the next 30 days. For quick response call MAURICE N. SMITH, Northwestern Securities of Victoria Ltd., EV 5-6741, res. EV 2-3658.

I WOULD BE PLEASED TO CALL ON YOU to discuss such matters as the possible price, terms, etc., you may expect to get from the sale of your home or property. Remember IT COSTS YOU NOTHING till we sell your home, then you pay 5% commission based on the sale price. Please call Leonard Thomas at Douglas Hawkes and Co., 817A Fort Street. EV 4-7128. (Residence EV 3-5685

SEE DICKIE THE DEAL DOCTOR! Selling a new or older home in competition with NHA homes is often difficult. By arranging just the right first or second mortgage, we may be able to sell your home for a much higher price. Call us for advice. Dickie & Co., 833 Fort Street. EV 3-4312, eves. EV 3-3640.

IF YOU HAVE A 2-BEDROOM OR 3-bedroom home either in Oak Bay or Fairfield which you want action on please phone me. I have lots of clients due to the fact I have made recent sales. Your listings appreciated. Please phone R. F. Harris, Boorman Investment Co. Ltd., 611 Fort St., EV 3-7124, res. GR 7-2998.

CASH BUYER
I have a family here from Calgary needing a 3-bedroom home; also two clients with up to $5,000 cash for 3-bedroom home. Please call C. A. James, EV 2-6787 or EV 5-2471
JOHNSTON & CO. LTD.

MY INVESTMENT BUYER WILL pay cash for your older home. If your property is in a fairly good rental area and you desire a fast sale call Boyd Hill, EV 5-6741. Northwestern Securities of Victoria Ltd.

REVENUE PROPERTY IN OAK Bay, Craigdarroch or Fairfield area; preferably side-by-side duplex, but good conversion considered. Phone EV 3-9116, p.m. only.

WANTED — HOME, TWO BEDrooms, basement fruit trees, on 1 large or 2 lots. EV 5-4859.

154 PROPERTY FOR SALE

P. R. BROWN
& SONS LTD. — EST. 1900
1112 Broad St. Phone EV 5-3435

FAIRFIELD

Very attractive 6-room stucco residence, comprising large living room 30x14, dining room 11x12, through hall, oak floors, ultra modern cab elec kitchen, 3 large bedrooms with bathroom up. Full basement. HA heating. Interior of this home completely renovated like new. Within walking distance of city.
Price $13,500
Call Watson Clark, Res EV 2-0171.

ELK LAKE

Charming 6-room bungalow, situated on approx ½ acre landscaped grounds, beautifully treed with dogwood, cedars, arbutus, etc., with view of lake. Comprising living room 14x20 with fireplace, dining room 11x14, cab elec kitchen, utility room off. Three large bedrooms, 4-piece bath. Oil-O-Matic heating. Don't miss seeing this lovely home. Price $16,500
Call Mr. Clark, Res., EV 2-0171

BRAND NEW
$2,000 DOWN

Take your choice of 4 finished bungalows, each consisting 2 bedrooms, living room, 3-pc bath, modern elec cab kit, utility room, car port. Two,
FULL PRICE, each $6700
Two,
FULL PRICE, each $6500

3760 ASCOT DRIVE

Five-room bungalow, comprising living room, fireplace, large kitchen, dining space, 3 bedrooms, hdwd floors, full cement bsmt, large rumpus room. Oil-O-Matic heat. Drive-in garage. Situated on approx ½ acre.
For appointment to view call Watson Clark, EV 5-3435; Res., EV 2-0171.

GORDON HEAD
MAPLE GROVE
SUB. DIV.

Nine beautiful treed lots, approx 78x200. Location Vantreight Drive $1850

HOLLAND AVE.

Six-room, new de luxe, ranch-type bungalow comprising large living room, 20x14; 3 bedrms, twin size; large elec kitchen with dining space off; 3-piece bath, colored fixtures; utility rm. Situated on 3 acres. High location with view $14,700
Call Mr. Clark, EV 5-3435; Res., EV 2-0171.

ELK LAKE

1.3 acres, 6-rm bungalow comprising living rm with fireplace, 3 bedrms, 3-piece bath, kitchen with oil range, combined nook and den off large utility rm. Elec panel heating. Patio with barbecue. Nicely treed with dogwood, maples, etc. High location with view over lake.
Price asked $12,600
Call Mr. Clark, EV 2-0171

SALT WATER VIEW LOT

Located on the three-mile circle in an area of new homes. Close to primary school and bus line. This lot is large and slopes gently toward the water. Terms will be considered.
Full price ..... $2,950.
T. Mullen, GR 7-3642 or office EV 5-8704.

Frank A. Martin Agencies Ltd.
1114 Blanshard St.

Sherwood Oaks

2 only, sea view lots on Vista Bay Rd. $4,650-$4,350. Waterfront, sea view lots at 10 Mile Point, $2,750-$2,000. Contact Charles Giddy EV 5-2458. Res. EV 4-1690.
Byron Price Realtors

LOTS
Lots available in various districts. Many on sewer. Priced right. If you are planning on building, see our selection first. Additional information obtained from George Hall, EV 5-8701 anytime. Morey & Johnstone Real Estate, 3244 Douglas.

APT-ZONED LOT, NEAR PARLIAment buildings, $3,750.

Approximately 1.7 acres, 1 acre in logans, Central Saanich, $1,650.

Mr. Evans, Western Homes Ltd., EV 2-2157, eves. EV 5-5533.

WATERFRONT LOT
$5,000. Situated on Lands End Road, Deep Cove. 125-ft. waterfront, 300 ft. deep. Driveway into property. Space cleared for construction. Buy now. G. Jessup, EV 2-2101; Res. EV 2-1667. Harry Foster Ltd.

5 ACRES
Off Metchosin Rd. Just past Sooke Rd. About 3 acres cleared. Trade as down payment on small house or sell.
D. HAWKES & CO.
EV 4-7128

WATERFRONT — BEAUTIFUL sandy beach, easy access, lots of trees. Wonderful view. North Cordova Bay area. All utilities. $4,900. R. Harris, EV 2-4255 anytime. J. H. Whitlome & Co. Limited, EV 2-4255.

TEN MILE POINT
Waterfront lot, 50x152, $4,950. 2 lots 50x120, $2,750 and $2,850. Call Mr. Carmichael, res EV 4-7308
A. CARMICHAEL & CO. LTD.
1239 Broad Street EV 4-7341

ONE ACRE, CLEARED, $1,495. Terms or cash. Three-mile circle, Glanford. Near schools. Call Mr. Hawkes at Douglas Hawkes & Co., 817A Fort. EV 4-7128 (after hours, EV 2-3588).

SHAWNIGAN LAKE WATERfront, 60x420. Good beach, boat ramp. Lot 3, adjoining "Gambles" Recreation Road. Price $2,650. Call Mr. Hope, EV 4-4115 anytime. B.C. Land & Investment.

CITY LOTS
Four lots, all on sewer; one at $515 Paul Bay Road, two Rockland area, one Jubilee. Heisterman & Co., EV 3-4161; eves., EV 5-7619.

CADBORO BAY — TWO SEA-VIEW lots, $1,750 and $2,350. Phone Mrs. Fulton, EV 4-5022 or EV 3-1953 weekends. The City Brokerage, 1018 Blanshard St.

CADBORO BAY — LARGE SEAview lot, zoned for duplex, 68x255, $4,100. Phone Mrs. Fulton, at EV 4-5022, EV 3-1953 weekends. The City Brokerage, 1018 Blanshard.

BY OWNER: 70x120-FT. CLEARED, in new approved subdivision, four miles from city centre. $1,250 cash. Phone GR 7-3501.

IDEAL DUPLEX LOT — IN A-1 residential dist. on sewer, $2,750. Jack Middleton. GR 9-4327
PEMBERTON, HOLMES, EV 4-8124

LOTS No. 1 AND No. 2, 75'x400', between Interurban and Spring Rds.; city light, water; $1,000 each. Consider terms or trade. EV 5-4574.

BEACH DRIVE
View lot overlooking Shoal Bay.
DOUGLAS HAWKES & CO.
EV 4-7128

LOT 80x157, ROYAL OAK DISTrict. Only $1,100. Call Mr. Nicholson, Saanich Realty, GR 9-1195, Residence EV 5-7694.

COLWOOD LOTS, BEAUTIFUL trees, perfect television reception. No sewer problem. Sooke acreage. Lake frontage. GR 8-2635.

APARTMENT LOT IN ESQUIMALT. Clear, level, large frontage. On bus routes. Victoria Press, Box 1791.

2 HOUSE OR DUPLEX LOTS. Level, good soil and drainage. No agents please. Victoria Press, Box 1792.

LOT 89.67X166.4. GOOD DRAINage. 4080 Tyndall Ave. $1275. D. L. Jack. Phone GR 7-3373.

GORDON HEAD, LARGE SEAview lot. J. W. O'Reilly Real Estate. EV 3-6612.

LOT 75x125, FAIRBURN DRIVE, Gordon Head district. $1,400 cash. EV 5-3954.

ROCKLAND AVE. AREA, FULLY serviced lot, 70'x120', $2,800 cash. EV 2-6660.

154 PROPERTY FOR SALE

JOHN BLAIR LTD.
620 VIEW ST. EV 5-3742

ARE PLEASED TO ANNOUNCE THE "OPENING OF THE "GLENHARDHACK" SUBDIVISION. 630 ACRES ON BEAUTIFUL SALT SPRING ISLAND. LARGE, SECLUDED SEAVIEW LOTS PRICED FROM $750 AND FEATURING ONE 5-ACRE WATERFRONT BLOCK AT $10,500. SOUTHERN EXPOSURES. ENQUIRIES INVITED. APPOINTMENTS TO VIEW ARRANGED — PLEASE CALL MR. AGAR AT EV 5-3742 ANYTIME.

EXCLUSIVE AGENTS

OLYMPIC VIEW TERRACE
ALBERT HEAD
CHOICE LOTS FOR SALE

Fine views of Olympics and water. Property borders on Witty's Lagoon, one of the finest beaches on south of Island. Twenty minutes' drive from city centre on paved roads. Drive out Metchosin Road, turn down Albert Head Road and see sign. Water and power provided, school bus. Prices from $1,300. Low-tax area, large lots. Please call Mr. J. Mackenzie for information. EV 4-4115, anytime. B. C. Land & Investment Agency Ltd., 922 Government St.

HOME PLUS ACREAGE

1¼ acres level land with new four-room stucco bungalow, oak floors, Oil-O-Matic heat, two bedrooms. Property all fenced; outbuildings suitable for chicken house or livestock. Within 3½-mile circle. Quick possession.
Full price $12,900
To view call Glen Robertson, EV 4-9308, EV 4-0833
TAYLOR SPITTAL LTD.

QUEENSWOOD. Large lot on McDonald Dr. Nicely treed, nearly 1 acre $3,150
ESQUIMALT.